

Zoning Administrator Hearing

Agenda

John S. Gendron
Hearing Officer

January 12, 2010 - 1:30 p.m.

View Conference Room
55 North Center Street, 2nd Floor
Mesa, Arizona 85201

A. CONSIDER THE FOLLOWING:

1. ZA10-001 4325 East Southern Avenue (Council District 6) – Requesting a Special Use Permit to allow an Electronic Message Display to remain static for less than one hour in the C-2 zoning District. (PLN2009-00438)

Staff Planner: Tim Lillo

Staff recommendation: Approval with conditions

2. ZA10-0002 941 South Dobson Road (Council District 3) – Requesting a Special Use Permit to allow a commercial communication tower to exceed the maximum height permitted in the C-2 zoning district. (PLN2009-00454)

Staff Planner: Tom Ellsworth

Staff recommendation: Approval with conditions

3. ZA10-003 1818 East Southern Avenue (Council District 4) – Requesting a Variance to allow the height of a fence to exceed the maximum allowed height permitted in the O-S zoning district. (PLN2009-00469)

Staff Planner: Tim Lillo

Staff recommendation: Approval with conditions

4. ZA10-004 33 West Broadway Road (Council District 4) – Requesting: 1) a Special Use Permit (SUP) for a paint facility; and 2) a Substantial Conformance Improvement Permit (SCIP) to facilitate the reuse of a boat dealership; both in the TCB-2 zoning district. (PLN2009-00471)

Staff Planner: Angelica Guevara

Staff recommendation: Approval with conditions

5. ZA10-005 655 East University Drive (Council District 1) Requesting a Substantial Conformance Improvement Permit (SCIP) to facilitate the development of a parking lot in the R1-6, R-2, and R-4 zoning districts. (PLN2009-00470)

Staff Planner: Tom Ellsworth

Staff recommendation: Approval with conditions

6. ZA10-006 4214 North Katmai (Council District 5) - Requesting a Variance to allow a swimming pool closer than four feet from the water's edge to the rear property line in the R1-9-DMP-PAD zoning district. (PLN2009-00440)

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

7. ZA10-007 8200 to 9100 blocks of East McKellips Road, 2000 to 2300 blocks of North Hawes Road, and 1600 to 2300 blocks of North Ellsworth Road (Council District 5) - Requesting a modification of an existing Special Use Permit (SUP) for a comprehensive sign plan for the Mountain Bridge Development Master Plan in the R1-9-DMP-PAD, R1-15-DMP-PAD, R1-35-DMP-PAD, and R1-35-DMP zoning districts. (PLN2009-00477)

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

B. ITEMS FROM CITIZENS PRESENT.